

106.0

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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

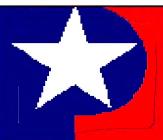
Total Card / Total Parcel

1,357,800 / 1,357,800

APPRAISED: 1,357,800 / 1,357,800

USE VALUE: 1,357,800 / 1,357,800

ASSESSED: 1,357,800 / 1,357,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SHEEHAN PHILLIP E	
Owner 2: SHEEHAN-CLOREN CAROLYN	
Owner 3:	

Street 1: 102 HUTCHINSON ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .432 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Wood Shingle Exterior and 2757 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18815		Sq. Ft.	Site		0	70.	0.65	4			Golf co	25					861,400						861,400	

IN PROCESS APPRAISAL SUMMARY

Use Code						Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description				User Acct	
101						18815.000	495,600	800		861,400	1,357,800						
Total Card						0.432	495,600	800		861,400	1,357,800	Entered Lot Size					
Total Parcel						0.432	495,600	800		861,400	1,357,800	Total Land:					
Source: Market Adj Cost								Total Value per SQ unit /Card:		492.58	/Parcel: 492.58	Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID		PAT ACCT.				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	101	FV	495,600	800	18,815.	861,400	1,357,800		Year end	12/23/2021				
2021	101	FV	495,600	800	18,813.	861,300	1,357,700		Year End Roll	12/10/2020				
2020	101	FV	495,500	800	18,813.	861,300	1,357,600	1,357,600	Year End Roll	12/18/2019				
2019	101	FV	394,300	900	18,813.	861,300	1,256,500	1,256,500	Year End Roll	1/3/2019				
2018	101	FV	394,300	900	18,813.	738,300	1,133,500	1,133,500	Year End Roll	12/20/2017				
2017	101	FV	394,300	900	18,813.	689,100	1,084,300	1,084,300	Year End Roll	1/3/2017				
2016	101	FV	394,300	900	18,813.	590,600	985,800	985,800	Year End	1/4/2016				
2015	101	FV	356,500	900	18,813.	529,100	886,500	886,500	Year End Roll	12/11/2014				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/22/2005	108	New Wind	3,476						4/12/2021		DGM	D Mann					
12/3/1992	627	Manual	500					WOOD BURNING STOVE	9/24/2018	MEAS&NOTICE	BS	Barbara S					
9/23/1992	467		15,000					24X27 ADDITION	2/17/2009	Measured	345	PATRIOT					
									10/27/1999	Meas/Inspect	243	PATRIOT					
									3/15/1993		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 18 - Raised Ranch				Full Bath: 1 Rating: Good	A Bath:																		
Sty Ht: 1 - 1 Story				A 3QBth:		Rating: Average																	
(Liv) Units: 1 Total: 1				1/2 Bath:		Rating:																	
Foundation: 1 - Concrete				A HBth:		Rating:																	
Frame: 1 - Wood				OthrFix:		Rating:																	
Prime Wall: 1 - Wood Shingle				OTHER FEATURES																			
Sec Wall: 8 - Brick Veneer 20%				Kits: 1 Rating: Good	A Kits:																		
Roof Struct: 1 - Gable				Frl: 2 Rating: Average	WSFlue:																		
Roof Cover: 1 - Asphalt Shgl				CONDOS INFORMATION																			
Color: BLACK W/ RED BRICK																							
View / Desir: V - Very Good																							
GENERAL INFORMATION																							
Grade: C+ - Average (+)																							
Year Blt: 1962	Eff Yr Blt:																						
Alt LUC:		Alt %:																					
Jurisdict:		Fact:	.																				
Const Mod:																							
Lump Sum Adj:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD	GD - Good	18.	%	Phys Cond:				Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal: 2 - Plaster				Functional:				Interior:	1	9	3												
Sec Int Wall:		%		Economic:				Additions:															
Partition: T - Typical				Special:				Kitchen:															
Prim Floors: 3 - Hardwood				Override:				Baths:															
Sec Floors: 4 - Carpet 20%				Total:	18.6	%		Plumbing:															
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	95.00			Heating:															
Bsmnt Gar: 2				Size Adj.: 1.16546392				General:															
Electric: 3 - Typical				Const Adj.: 1.31826246				Totals:	1	9	3												
Insulation: 2 - Typical				Adj \$ / SQ: 145.957																			
Int vs Ext: S				Other Features: 113467																			
Heat Fuel: 2 - Gas				Grade Factor: 1.10																			
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC: 100		LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 608866																			
% Com Wal		% Sprinkled		Depreciation: 113249				Juris. Factor:			Before Depr:	160.55											
				Deprecated Total: 495617				Special Features: 0			Val/Su Net:	132.80											
								Final Total: 495600			Val/Su SzAd:	243.30											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 106.0-0001-0002.A												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value						
19	Patio	D	Y	1	16X28	A	AV	1970		3.09	T	39.2	101			800		800					
More: N	Total Yard Items:	800	Total Special Features:															Total:	800				
AssessPro Patriot Properties, Inc																							